



City of Santa Barbara California

PLANNING COMMISSION STAFF MEMO

AGENDA DATE: June 21, 2007
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
Jan Hubbell, AICP, Senior Planner
Jaime Limon, Senior Planner
Kelly Brodison, Assistant Planner
SUBJECT: 3427 Sea Ledge Lane (MST2006-00092, CDP2006-00003)

The above-referenced project was unanimously denied by Planning Commission on June 7, 2007. Prior to the conclusion of the meeting, Planning Commission voted to reconsider the item and place the item on the June 21, 2007, meeting for further action.

The main issues discussed at the Planning Commission Hearing were:

1. Size of the proposed house is inconsistent with the Single Family Design Guidelines in terms of the Floor Area Ratio (FAR) Guidelines. Please note that FAR does not include gross floor area or basements. Because Sea Ledge Lane is private, the easement is including in establishing the FAR Guideline. The maximum (100%) FAR for this site is 4,848 SF, excluding the basement.
2. Size of the proposed house is incompatible with the neighborhood in that it is about twice the size of the average of the 20 closest homes (including the basement).
3. The modifications cannot be supported.
4. Concern about the adequacy of the useable open space.
5. Questions regarding parking adequacy for a large house on a narrow private lane.

Staff recommends that the Commission provide additional direction to the applicant and continue the project to a future Planning Commission Hearing in order for the applicant to redesign a project that better conforms to the Single Family Design Guidelines. It should be noted that, in order for this item to be continued for redesign, it will be necessary for the applicant to agree to a 90-day extension as required under the Permit Streamlining Act.

2. Peggy Burbank has been hired to replace Ms. Bixby as Project Planner on Long Range Planning and Special Projects, and will be starting on July 9, 2007.
3. Dan Gullett will be joining the Development & Environmental Review Section as an Associate Planner beginning on July 16, 2007.

C. Comments from members of the public pertaining to items not on this agenda.

Chair Jacobs opened the public hearing at 1:17 P.M. and, with no one wishing to speak, the hearing was closed.

II. DECISION RECONSIDERATION ITEM: ACTUAL TIME: 1:17 P.M.

THE FOLLOWING ITEM WAS HEARD BEFORE THE PLANNING COMMISSION ON JUNE 7, 2007. AT THE CONCLUSION OF THE JUNE 7, 2007 PLANNING COMMISSION MEETING, THE COMMISSION VOTED TO RECONSIDER THEIR DECISION AT THE JUNE 21, 2007 PLANNING COMMISSION MEETING. THE PLANNING COMMISSION WILL DECIDE WHETHER TO RESCIND THE PROJECT'S DENIAL. IF THE COMMISSION CHOOSES TO DO SO, THE COMMISSION WILL THEN DECIDE WHETHER TO CONTINUE THE PROJECT FOR REDESIGN OR SCHEDULE A NEW PUBLIC HEARING TO CONSIDER THE PROJECT.

APPLICATION OF BOB PRICE, AGENT FOR LEON F. LUNT AND JOYCE M. LUNT, 3427 SEA LEDGE LANE, APN: 047-082-009, A-1/SD-3 ONE FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL - 1 UNIT PER ACRE (MST2006-00092)

The proposal consists of the demolition of the existing 460 square foot attached two-car garage and 1,218 square feet of the existing residence in preparation for a remodel and two-story addition including 2,368 square feet for the first floor, 1,262 square for the second floor, a new 455 square foot basement and a new 656 square foot attached two-car garage for a net increase of 3,063 square feet all on a 32,189 square foot A-1/SD-3 zoned lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The project site is currently developed with a 2,954 square foot one-story single-family residence with an attached 460 square foot two-car garage. The proposal also includes replacing the existing 565 square foot deck, replacement of a retaining wall and the replacement of the existing septic system and drywells. When the project is complete, the development on the site will consist of a 6,477 square foot three-story residence which includes the 455 square foot basement and a 656 square foot attached two-car garage.

The discretionary applications required for this project are:

1. A Modification to allow an "as-built" portion of an existing deck to encroach into the 15' required interior yard setback in the A-1 Zone (SBMC §28.15.060);
2. A Modification to allow a two-story portion of the addition to encroach into the 15' required interior yard setback in the A-1 Zone (SBMC §28.15.060);

3. A Coastal Development Permit (CDP2006-00003) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC § 28.45.009).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Sections 15315 [Minor Land Divisions] and 15303 [New Construction].

Case Planner: Jaime Limón, Senior Planner; Kelly Brodison, Assistant Planner

Email: jlimon@SantaBarbaraCA.gov, kbrodison@santabarbaraca.gov

Ms. Hubbell recapped the decision made at the prior Planning Commission hearing and the issues. Gave staff recommendations and asked for an indefinite continuance with a 90 day extension.

Trish Allen, Suzanne Elledge Planning and Permitting, formally requested a continuance to later submit a redesign of the project and agreed to the 1-time 90-day extension per the Permit Streamlining Act.

Public hearing was opened at 1:20 P.M. and, with no one wishing to speak, the hearing was closed.

Commissioner's feedback:

1. Cannot support setback modification; cannot make finding for the modification.
2. Modification for Ocean Bluff side might be supportable; there might be more damage caused by removing it and it is out of public view.
3. Would prefer to see more two story element and usable open space. The expanded building envelope resulted in need for the deck encroachment and suggested relief for the corner to avoid a modification.
4. Would like to see relief for corner of the ocean bluff side; could not support modification.
5. Supported a continuance. Reminded the applicant that this is not a design review board; the Architectural Board of Review is the design review board. Planning Commission is looking at land use and City policy.
6. It is possible to secure improvement on the lot. The Commission believes the applicant's program can be achieved with out modification.

Commissioner Myers was not present at the June 7, 2007 hearing and abstained from the request for continuance.

MOTION: Thompson/Bartlett

Continued the project indefinitely with the applicant accepting a 90 day extension from the June 27th deadline for action pursuant to the Permit Streamlining Act.

This motion carried by the following vote:

Ayes: 4 Noes: 0 Abstain: 1 (Myers) Absent: 2 (Jostes, White)

III. **NEW ITEM:**

ACTUAL TIME: 1:27 P.M.

**APPLICATION OF MARK LLOYD, AGENT FOR SANTA FE COURT LLC,
PROPERTY OWNER, 1400 ROGERS COURT, APN: 035-180-070, E-1, SINGLE
FAMILY RESIDENTIAL ZONE, GENERAL PLAN DESIGNATION:
RESIDENTIAL, 3 UNITS PER ACRE AND 5 UNITS PER ACRE (MST2006-00736)
CONTINUED TO JULY 12, 2007**

The project consists of a request to initiate a Zone Change and a General Plan Amendment for an existing lot at 1400 Rogers Court (formerly known as 1418 Cliff Drive) from E-1, Single Family Residential, Zone to R-2, Two-Family Residential, Zone and from a General Plan Designation of Residential - 3 Units per Acre and Residential - 5 Units per Acre to Residential - 12 Units per Acre. The project site is 44,600 square feet in size and located in the Alta Mesa Neighborhood of the City, which is accessed from Santa Fe Place. If the initiation request goes forward, the proposed project, which would also require a Tentative Subdivision Map, Modifications, and a Public Street Frontage Waiver, would be considered concurrently. Final approval of the rezone and General Plan Amendment would subject to City Council review.

The discretionary applications required for this project are:

1. Initiation of a Zone Change from E-1 (One-Family Residence Zone) to R-2 (Two-Family Residence Zone); and
2. Initiation of a General Plan Amendment from Residential - 3 Units per Acre and Residential - 5 Units per Acre to Residential - 12 Units per Acre.

The Planning Commission will not take any action on the proposed project nor make any determination regarding environmental review of the proposed project.

Case Planner: Marisela G. Salinas, Associate Planner
Email: MSalinas@SantaBarbaraCA.gov

IV. **DISCUSSION ITEM:**

ACTUAL TIME: 1:27 P.M.

INCLUSIONARY HOUSING ORDINANCE AMENDMENT.

Staff will present possible changes to the Inclusionary Housing Ordinance (IHO) as recommended by the City's Housing Policy Steering Committee, and forward the matter to the City Council with the Commission's recommendations.